



8 Bedroom Villa/House,  
 Historical building with 3 floors  
 excellently located in one of the most  
 elegant streets of Santa Cruz de La Palma,  
 In the historic center

€600,000

Ref: LP-SC70

\* Reduced price \* 8 Beds \* 2 Baths \* 450sqm

• + buyer's commission (3% + IGIC)

Website: <https://www.canarian-properties.com>  
 Costa Adeje, Tenerife

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# Property Description

**Historical building with 3 floors excellently located in one of the most elegant streets of Santa Cruz de La Palma**

Located in the historic centre of Santa Cruz de La Palma, this three-storey historic building, with a constructed area of approximately 450 m<sup>2</sup> and an altitude of about 10 metres, offers a unique blend of heritage value and commercial potential. Built in 1.776, the property includes a commercial premises on the ground floor, as well as residential spaces distributed over two upper floors, totalling 7 bedrooms and 2 bathrooms, together with an inner courtyard and roof terrace. The building materials vary from traditional Canarian stone walls and ceilings to wooden and tiled floors.

Equipped with mains electricity and municipal water, the building is in need of renovation. Its privileged location ensures immediate proximity to beaches, services, and shopping areas, all within walking distance. Ideal for investors with a vision to transform it into a hotel, guesthouse or a private residence combined with commerce. A unique investment opportunity in one of the most emblematic areas of La Palma.

## LOCATION:

- Municipality of SANTA CRUZ DE LA PALMA
- IN THE HISTORIC CITY CENTER
- ca. 10 m above sea level

## DESCRIPTION:

- Three-storey house of around 450 m<sup>2</sup> in total overbuilt space

### Ground floor

- Commercial space in a really privileged location
- Spacious hall
- Interior patio
- 1 room

### First floor

- Living room
- Kitchen
- Dining room
- 2 bedrooms
- 1 bathroom

### Second floor

- 4 bedrooms
- 1 bathroom

- Roof terrace

#### GENERAL CONDITION:

- Year of construction approx. 1776
- The house needs an overall restoration

#### BUILDING MATERIALS:

- Plastered stone walls
- Partially, canarian roofs
- Partially ferroconcrete flat roof
- Doors and windows of wood
- In part, antique Wood Floors
- In part, ceramic floor tiles

#### SUPPLIERS:

- Electricity
- Town water connection

#### ACCESS FROM THE STREET:

- Entrance directly from the street

#### WALKING DISTANCES:

- City center approx. 1 Minutes
- Beach approx. 1 minutes
- Bus stop about 2 minutes
- Pedestrian zone approx. 1 Minutes
- Pharmacy approx. 1 minutes
- Health center
- Supermarket approx. 1 minutes
- Restaurant approx. 1 minutes

#### DRIVING DISTANCES:

- Breña Alta in about 10 minutes
- El Paso in about 35 minutes
- Los Llanos in about 45 minutes
- Beach approx. 1 minutes
- Supermarket approx. 1 minutes
- School in about 2 minutes
- Health center in about 3 minutes
- Hospital approx. 12 minutes
- Airport in about 7 minutes

**MORE INFORMATION:**

- Business opportunity!
- The ground floor is a commercial space
- Ideal for commercial use combined with a private residence
- Shops, pharmacies, schools, etc. are within walking distance
- Ideal to rebuild in a hotel or a pension, as house plus office, or for a large family
- Immediately available

**A NICE PROPERTY AND GOOD INVESTMENT!**



## Gallery

